

Applicant	Grand Palazzo Hendricks LLC / Aria	
Request	Site Plan Level III/Yard Modifications/Waterway Use	
Location	516 – 524 Hendricks Isle	
Legal Description	Victoria Isles, P.B. 15, P. 67, Block 4, Lots 24 & 25	
Property Size	24,564 S.F. or 0.56 acres	
Zoning	RMM-25	
Existing Land Use	Vacant	
Future Land Use Designation	Residential Medium High	
Comprehensive Plan Consistency	Consistent with Future Land use Element, Permitted Uses	
Other Required Approvals	Subject to 30 day Request for Review by City Commission	
Applicable ULDR Sections	Sec. 47-5.36, RMM-25 Dimensional Requirements Sec. 47-23.8, Waterway use Sec. 47-23.11, Modification of Required yards Sec. 47-24.2.A.3.c., Site Plan level III Review Sec. 47-25.2, Adequacy Sec. 47-25.3, Neighborhood Compatibility	
Setbacks/Yards	Required	Proposed
	Front (W) $\frac{1}{2}$ Height of bldg. = 26'-5"	26'-6"
	Rear (E) $\frac{1}{2}$ Height of bldg. = 26'-5"	20'-3"
	Side (S) $\frac{1}{2}$ Height of bldg. = 26'-5"	10'
	Side (N) $\frac{1}{2}$ Height of bldg. = 26'-5"	10'
Lot Density	25 du/acre x 0.56 = 14 du max.	12
Lot Size	5,000 S.F. min.	24,564 S.F.
Lot Width	50' min.	243'
Building Height	55' max.	52'-9"
Structure Length	200' max.	169'
Floor Area	400 S.F. min. per unit	2,166 S.F. – 3,317 S.F.
VUA Landscaping	20% of VUA = 429 S.F.	1,220 S.F.
Landscaping Lot Coverage	35%	36%
Open Space	N/A	N/A
Parking	26	27
Notification Requirements	Sign notice 15 days prior to meeting	
Action Required	Approve, approve with conditions or deny	
Project Planner	Name and Title	Initials
	Lois Udvardy, Planner II	
	Chris Barton, AICP, RLA, Principal Planner	
Approved By	Bruce Chatterton, AICP, Planning and Zoning Manager	

Request:

The applicant proposes to construct a twelve (12) unit multifamily development on two lots on Hendricks Isle off East Las Olas Blvd. The proposed project will require Yard Modifications (Sec. 47-23.11) and Waterway Use approval (Sec. 47-23.8.)

Property/Project Description:

The project consists of twelve (12) multifamily residential units, four levels of residences over a parking garage. This is under the maximum of fourteen (14) units allowed in the RMM-25 district on a 0.56 acres site. The proposed height of the structure is 52'-9".

The applicant is proposing boat slips and docks which must comply with Sec. 47-19.3. There is a note on the site plan stipulating no liveaboards are permitted and the docks are for the use of the upland owners only.

According to the architect, the building is designed to emulate many Spanish /Mediterranean elements of architecture. There are three floor plan designs ranging from 2,166 S.F. to 3,317 S.F. Balconies and semi circular building elements cantilever from the façade to create key focal areas and take advantage of expansive water and city views. A complete narrative describing the project is attached to the plans.

Parking and Traffic:

The parking requirements for multifamily are based on the number of bedrooms. Four of the units require 2.2 parking spaces and eight of the units require 2.1 spaces for a total of twenty-six (26) required spaces. The applicant is providing twenty-seven (27). This development will eliminate the back out parking and will provide a new five foot sidewalk.

Adequacy and Neighborhood Compatibility:

The applicant's detailed narratives for Adequacy and Neighborhood Compatibility are attached to the plans. Staff concurs that the applicant has complied with the requirements for Adequacy. The Board is to determine if the proposal meets the criteria for Neighborhood Compatibility.

Hendricks Isle has a wide variety of multifamily housing types ranging from one to five stories. The properties on either side of this proposed development are two stories in height. There is an older three story condominium at the northern end of Hendricks Isle to the northwest of this site. A five story, fourteen (14) unit development was approved by the Board on May 21, 2003 approximately two properties to the south, The Danieli (PZ Case No. 5-R-03) and a four story, twelve (12) unit building to the south on Hendricks Isle Drive is also on this agenda (Case 35-R-04). A map indicating the number of stories of structures on Hendricks Isle is attached as **Exhibit 1**. The map also shows the size and location of all existing and approved buildings for each developed parcel and their relationship to the street, waterway and other buildings.

Yard Modifications

The applicant states that they comply with the yard modification criteria listed under Sec. 47-23.11.A.3. a and b. Modifications of the side and rear yards are based on there being continuity of yards between the proposed development and adjacent properties; and there is continuity of architectural features with adjacent properties. The applicant has provided a narrative, which is attached to the plans detailing how they have determined they comply with this criteria as well as a context plan on sheet A-11.0.

The proposed project will require yards modifications to the side and rear yards as listed below.

Building (Located)	Required	Proposed	Modification Requested
Front (West)	½ Height of Building = 26'-5"	26'-6"	None
Side (North)	½ Height of Building = 26'-5"	10'	16'-5"
Side (South)	½ Height of Building = 26'-5"	10'	16'-5"
Rear (East)	½ Height of Building = 26'-5"	20'-3"	6'-2"
Pool	20'	5'	15'

In addition to complying with Sec. 47-23.11.A.3. a and b, the applicant states that subsection e in regard to architectural features has been met by providing terraces, variation in roof line, the use of parapets, Spanish "S" tile mansard roof, balconies, bay windows and other features exceeding the minimum of four required.

Pursuant to Sec. 47-23.11.A.4.b, the applicant has prepared a shadow study (Sheet A12.0) which indicates the development does not cast a shadow that exceeds fifty percent (50%) of the waterway on March 21.

Waterway Use:

Sec. 47-23.8, Waterway Use requires a twenty (20') foot landscaped yard adjacent to the bulkhead. The yard shall not be used for any purpose other than landscaping unless specifically approved by the Planning and Zoning Board. The applicant is requesting to locate the swimming pool and deck within this area. Swimming pools when accessory to a multifamily use, are required to meet the setback for the district, therefore the applicant is also requesting a yard modification to permit the proposed pool within five feet of the rear property line.

Comprehensive Plan Consistency:

This application is consistent with the City's Comprehensive Plan in that the residential use and density proposed are consistent with those allowed in the Medium High Residential land use category.

Prior Reviews:

This proposal was reviewed by the Development Review Committee on May 25, 2004 and all issued have been addressed.

Staff Determination:

Staff has determined that this application meets the minimum standards listed above. One concern is with continuity of urban scale with surrounding buildings however many of the lower story buildings are being redeveloped with three to five story structures. **Exhibit 1** indicates the diversity in the height of the surrounding structures as well as those up and down Hendricks Isle. The maximum height in RMM-25 is fifty-five feet (55'), the applicant is proposing 52'-9". The overall neighborhood is comprised of a wide range of building sizes, architectural styles and site arrangements as it has evolved over the past fifty years.

Planning & Zoning Board Review Options:

1. If the Planning and Zoning Board determines that the proposed development or use meets the standards and requirements of the ULDR and criteria for site plan level III review, the Planning and Zoning Board shall approve or approve with conditions necessary to ensure compliance with the standards and requirements of the ULDR and criteria for the proposed development or use, the issuance of the site plan level III permit.
2. If the Planning and Zoning Board determines that the proposed development or use does not meet the standards and requirements of the ULDR and criteria for the proposed development or use, the Planning and Zoning Board shall deny the site plan level III permit.

Should the Board approve the proposed development, the following conditions are proposed by staff:

1. The proposed development is in an area that has the potential to generate impacts from construction debris due to high winds and close proximity to existing uses. As such, in order to ensure that construction debris remains on site and does not become a nuisance to neighboring properties, prior to application for a building permit, a Construction Debris Mitigation Plan shall be submitted to include but not be limited to the requirements of the Construction Debris Mitigation Policy as attached, and as approved by the City's Building Official.
2. All construction will require approval from all pertinent environmental review agencies.
3. Site plan approval shall be valid as provided in ULDR Section 47-24.1.M.
4. Final DRC approval.

City of Fort Lauderdale
Building Services Division Construction Debris Mitigation Policy

Section 24-11 Construction Sites, of the City of Fort Lauderdale Code of Ordinances is for the purpose of controlling construction debris. In accordance with the Code, any property under construction is required to contain construction debris on the subject property site. In an effort to ensure that construction debris does not spillover onto adjacent sites, the Building Services Division will require the following mitigation measures as minimum conditions to prevent the spillover of construction debris onto adjacent properties. These measures are to be included in a Construction Debris Mitigation Plan, which will be submitted to the Building Official, prior to the issuance of a building permit for the subject project. Additional measures may be required to ensure compliance with the Code, as deemed necessary by the Building Official.

1. Extermination of the site and buildings prior to demolition. A certificate certifying that the site has been exterminated is required to obtain a demolition permit.
2. Wet demolition of existing buildings is required to minimize dust.
3. Install and maintain a 6' screening (wind blown) on all ground level perimeter site fencing to minimize dust and debris blowing out to surrounding buildings.
4. Adherence to all state and county regulations with regards to the handling of asbestos in existing buildings.
5. Provide for construction employee parking and construction staging areas, to be reviewed and approved by the City's Engineering Department, and as necessary the City's Zoning and Parking Divisions.
6. The Building Division will require measures to minimize the airborne concrete when pouring. Such measures may include, but are not limited to, use of a wet saw when cutting concrete, wind screens around saws on concrete work deck; wind screens on end of concrete pump hose, etc.
7. The Building Division will require measures to minimize airborne debris from all open floors, including but not limited to, a requirement that each floor undergoing construction activity be wrapped to control the spillover of concrete and dust onto adjacent properties.
8. Sweeping compound will be required to minimize dust when sweeping the open floors of the building.
9. Broom cleaning of adjacent streets and sidewalks is required on a daily basis.
10. A hot line telephone number for the subject property is required to address issues as they arise.
11. On site visits by City Building Inspectors and other building officials will occur, as needed, to ensure that the concerns of adjacent property owners regarding construction debris and noise are being properly and timely addressed. The costs incurred for such inspections will be borne by the applicant